



# **PLANNING COMMISSION AGENDA REPORT**

*III. 4*

MEETING DATE: SEPTEMBER 25, 2006

ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-06-42  
225 16<sup>TH</sup> PLACE

DATE: SEPTEMBER 14, 2006

FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP, SENIOR PLANNER  
(714) 754-5611

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## **DESCRIPTION**

The applicant is proposing to construct a two-story residence behind an existing one-story residence with a variance from driveway parkway landscaping requirements and a minor modification for reduced driveway width.

## **APPLICANT**

The applicant is Brad Smith, representing the owner of the property, Wade Tift.

## **RECOMMENDATION**

Approve by adoption of Planning Commission resolution, subject to conditions.

MEL LEE, AICP  
Senior Planner

R. MICHAEL ROBINSON, AICP  
Asst. Development Services Director

## PLANNING APPLICATION SUMMARY

Location: 225 16<sup>th</sup> Place Application: PA-06-42

Request: Construct a two-story residence behind an existing one-story residence with a variance from driveway parkway landscaping requirements and reduced driveway width.

### SUBJECT PROPERTY:

Zone: R3  
 General Plan: High Density Residential  
 Lot Dimensions: 137.5 FT x 50 FT  
 Lot Area: 6,875 SF  
 Existing Development: One, 1-story residential unit and detached garage

### SURROUNDING PROPERTY:

North: Surrounding properties are zoned  
 South: residential and contain  
 East: residential uses.  
 West:

### DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
Lot Size:		
Lot Width (Development Lot)	100 FT	50 FT (1)
Lot Area (Development Lot)	12,000 SF	6,875 SF (1)
Density:		
Zone	1 du/2,178 SF	1 du/3,437 SF
General Plan	1 du/2,178 SF	1 du/3,437 SF
Building Coverage (Development Lot):		
Buildings	NA	2,100 SF (31%)
Paving	NA	2,017 SF (29%)
Open Space	2,750 SF (40%)	2,758 SF (40%)
TOTAL		6,875 SF (100%)
Building Height:	2 Stories/27 FT	2 Stories/26 FT
Chimney Height	NA	NA
First Floor Area (Including Garage)	NA	914 SF
Second Floor Area	NA	840 SF
2nd Floor% of 1st Floor (2)	80%	92% (3)
Distance Between Buildings	10 FT	15 FT
Setbacks		
Front (Existing House)	20 FT	21 FT, 6 IN
Side (left/right)	5 FT (1 Story) 10 FT Avg. (2 Story) (2)	5 FT/5 FT (3)
Rear (Proposed House)	10 FT (1 Story) 15 FT (2 Story)	10 FT/15 FT
Parking:		
Covered	2	2
Open	5	5
TOTAL	7 Spaces	7 Spaces
Driveway Width:	16 FT	10 FT (4)
Landscape Pkwy's for Common Driveway	10 FT combined; 5 FT min. on house side and 3 FT min. on other side	11 FT combined; 9 FT min. on house side and 2 FT min. on other side (5)

NA = Not Applicable or No Requirement

(1) The property is legal nonconforming

(2) Residential Design Guideline

(3) Does not comply with Residential Design Guideline (refer to staff report discussion)

(4) Minor Modification Requested

(5) Variance Requested

CEQA Status Exempt, Class 3, New Construction

Final Action Planning Commission

## **BACKGROUND**

The site is bounded on all sides by existing two-story multiple-family residential developments. The subject site contains an existing one-story residence towards the front of the property and a detached garage at the rear of the property, which is proposed to be demolished to accommodate the proposed residential unit.

## **ANALYSIS**

The proposed unit is a two-story, three bedroom unit with an attached one car garage. Three open parking spaces are proposed for the new unit, one of which is located in the driveway next to the proposed garage, with two tandem spaces behind these spaces. Although the proposed tandem space behind the open space is not prohibited under code, tandem spaces are typically provided only behind a covered parking space, like the other tandem space is. In this instance, staff supports the tandem configuration for the open space because this space serves the same function for the open space as it would for a covered space (i.e., resident parking for the proposed unit). A carport and two new open parking spaces will adjoin the existing unit. The number of proposed parking spaces complies with code requirements.

The City's Residential Design Guidelines recommends maximum second-story floor area to not exceed 80% of the first floor (92% is proposed). Additionally, the second story on the right (west side) has a less than average 10-foot side setback as recommended in the design guidelines (5 feet is proposed). It is staff's opinion, however, that the design of the project complies with the intent of the City's Residential Design Guidelines because the proposed design incorporates sufficient variation in building heights and forms, to alleviate building mass. Additionally, the design is consistent with the prevailing two-story design in the immediate area. As a result, it is staff's opinion that the scale of the second story will be compatible with the neighborhood.

Staff is recommending, as a condition of approval, that the second floor master bedroom window on the right (west side) elevation be relocated or designed as a high, non-operable window to minimize visibility into the abutting second story residential windows on the adjoining property (condition no. 11). Another condition of approval has been included (condition no. 9) requiring the units (existing and proposed) to be compatible with regard to building materials and colors.

## **Variance**

The project does not comply with driveway parkway landscaping requirements (10 feet combined width with 5-foot minimum width on house side and 3-foot minimum width on other side required; 2-foot minimum proposed width on other side). It is staff's opinion that special circumstances applicable to the property exist to justify the requested variance. Specifically, the lot width is legal nonconforming (100 feet required; 50 feet existing) and the abutting properties are fully developed and contain residential developments, prohibiting the consolidation of this lot with the abutting properties. Also,

the original intent of the driveway landscaping requirement was to provide visual relief for driveways serving larger multiple family or common interest developments where driveways are often longer (such as for 300-foot deep lots). The shorter length of the subject property (137.5 feet) and the resultant driveway reduces the visual impact the driveway will have. The applicant will expand the existing landscape strip along the side of the driveway to provide visual relief.

### **Minor Modification**

Code requires a driveway serving more than one dwelling unit be a minimum 16 feet wide. However, through a minor modification, a reduced driveway width to 10 feet may be allowed. Staff supports the minor modification because only two units are proposed and granting the minor modification will allow the provision of landscaping to soften the appearance of the driveway. The Transportation Services Division has reviewed the proposal and has no objections to the reduced driveway width, as the reduced driveway width is adequate to provide on-site vehicle circulation for both units.

### **GENERAL PLAN CONFORMITY**

The property has a general plan designation of High Density Residential. Under the general plan designation, three residential units are allowed and two residential units are proposed. As a result, the use and density conforms to the City's General Plan

### **ENVIRONMENTAL DETERMINATION**

The project is exempt pursuant to Section 15303, New Construction, of the California Environmental Quality Act.

### **ALTERNATIVES**

The Commission has the following alternatives:

1. Approve the project as recommended by staff; or
2. Deny the project. The applicant could not submit substantially the same type of application for six months.

### **CONCLUSION**

It is staff's opinion that the project, as conditioned, will be compatible with surrounding properties. Therefore, staff recommends approval of the project.

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|--------------|---|
| Attachments: | <ol style="list-style-type: none"><li>1. Draft Planning Commission Resolution</li><li>2. Exhibit "A" - Draft Findings</li><li>3. Exhibit "B" - Draft Conditions of Approval</li><li>4. Applicant's Project Description and Justification</li><li>6. Location Map</li><li>7. Plans</li></ol> |
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*L*

cc: Deputy City Mgr.-Dev. Svs. Director  
Senior Deputy City Attorney  
City Engineer  
Fire Protection Analyst  
Staff (4)  
File (2)

Wade Tift  
225 16<sup>th</sup> Place  
Costa Mesa, CA 92627

Brad Smith  
365 B Old Newport Boulevard  
Newport Beach, CA 92663

File Name: 092506PA0642	Date: 091206	Time: 9:30 a.m.
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**RESOLUTION NO. PC-06-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY  
OF COSTA MESA APPROVING PLANNING APPLICATION PA-06-42**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY  
RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Brad Smith, representing the owner of the property, Wade Tift, with respect to the real property located at 225 16<sup>th</sup> Place, requesting approval to construct a two-story residence behind an existing one-story residence with a variance from driveway parkway landscaping requirements and a minor modification for reduced driveway width; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on September 25, 2006.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** Planning Application PA-06-42 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this resolution is expressly predicated upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Should the applicant fail to comply with the conditions of approval, then this resolution, and the approval herein contained, shall be deemed null and void.

**PASSED AND ADOPTED this 25<sup>th</sup> day of September, 2006.**

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Bill Perkins, Chair  
Costa Mesa Planning Commission

STATE OF CALIFORNIA    )  
  )ss  
COUNTY OF ORANGE    )

I, R. Michael Robinson, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on September 25, 2006, by the following votes:

AYES:           COMMISSIONERS:

NOES:           COMMISSIONERS:

ABSENT:        COMMISSIONERS:

ABSTAIN:       COMMISSIONERS:

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Secretary, Costa Mesa  
Planning Commission

**EXHIBIT "A"****FINDINGS**

- A. The project complies with Costa Mesa Municipal Code Section 13-29(e) because:
- a. The proposed development and use is compatible and harmonious with on surrounding properties.
  - b. Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features, including functional aspects of automobile and pedestrian circulation, have been considered.
  - c. The project is consistent with the General Plan designation of High Density Residential. Under this designation three dwelling units are allowed on the property and two units are proposed.
  - d. The planning application is for a project-specific case and does not establish a precedent for future development.
  - e. The cumulative effect of all planning applications has been considered.
- B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(14) in that the proposed development complies with the City of Costa Mesa Zoning Code and meets the purpose and intent of the Residential Design Guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features. Specifically, although the second floor does not comply with the 80% second floor to first floor ratio and average second story side setbacks recommended in the City's Residential Design Guidelines, the proposed design incorporates sufficient variation in building heights and forms to alleviate building mass and the design is consistent with the prevailing two-story design in the immediate area. As a result, it is the scale of the project will be compatible with the neighborhood. Privacy of the adjoining neighbors will not be impacted because second story windows are designed and/or conditioned to minimize direct lines-of-sight into yard areas and windows on neighboring properties.
- C. The information presented complies with section 13-29(g)(1) of the Costa Mesa Municipal Code in that special circumstances applicable to the property exist to justify the requested variance from parkway landscaping requirements. Specifically, the lot width is legal nonconforming and the abutting properties are fully developed and contain residential developments, prohibiting the consolidation of this lot with the abutting properties. Also, the original intent of the driveway landscaping requirement was to provide visual relief for driveways serving larger multiple family or common interest developments where driveways are often longer. The shorter length of the subject property and the resultant driveway reduces the visual impact the driveway will have. The existing landscape strip along the side of the driveway will be expanded to provide visual relief.



- D. The information presented does comply with Costa Mesa Municipal Code Section 13-29(g)(6) with regard to the minor modification because the reduced driveway width will not be materially detrimental to the health, safety, and general welfare of persons residing within the immediate vicinity of the project or to property and improvements within the neighborhood. The improvement enhances the design of the existing and anticipated development in the vicinity. Specifically, only two units are proposed and granting the minor modification will allow the provision of landscaping to soften the appearance of the driveway. The Transportation Services Division has reviewed the proposal and has no objections to the reduced driveway width, as the reduced driveway width is adequate to provide on-site vehicle circulation for both units.
- E. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA under Section 15303 for New Construction.
- F. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

**EXHIBIT "B"****CONDITIONS OF APPROVAL**

- Plng. 1. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, shall be blueprinted on the site plan and on all floor plans in the working drawings.
2. Prior to issuance of building permits, applicant shall contact the U.S. Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
3. Street addresses shall be displayed on the building fascia adjacent to the main entrance or front door in a manner visible to the public street and/or alley. Street address numerals shall be a minimum 6 inches in height with not less than ½-inch stroke and shall contrast sharply with the background.
4. The subject property's ultimate finished grade level may not be filled/raised unless necessary to provide proper drainage, and in no case shall it be raised in excess of 30 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site stormwater flow, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public stormwater facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.
5. The applicant shall contact the current cable company prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
6. The conditions of approval, ordinance and code provisions of PA-06-42 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
7. The applicant shall contact the Planning Division to arrange Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
8. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
9. The units (existing and proposed) shall be compatible with regard to building materials and colors. Plans submitted for plan check shall show how this will be accomplished.
10. Construction, grading, materials delivery, equipment operation or other

noise-generating activity shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Friday, and between the hours of 8 a.m. and 6 p.m. on Saturday. Construction is prohibited on Sundays and Federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.

11. The second floor master bedroom window on the right (west side) elevation shall be relocated or designed as a high, non-operable window to minimize visibility into the abutting second story residential windows on the adjoining property.
12. To avoid an alley-like appearance, the driveway shall be developed without a center concrete swale. Design shall be approved by the Planning Division.
13. Show method of screening for all ground-mounted equipment. Ground-mounted equipment shall not be located in any landscaped setback visible from the street, except when required by applicable uniform codes, and shall be screened from view, under the direction of Planning Staff.
- Eng. 14. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.

BRADFORD C. SMITH  
ARCHITECT  
DESIGN & PLANNING

TO: CITY OF COSTA MESA PLANNING DEPT.  
RE: TIFT RESIDENCE, 225 16TH PLACE

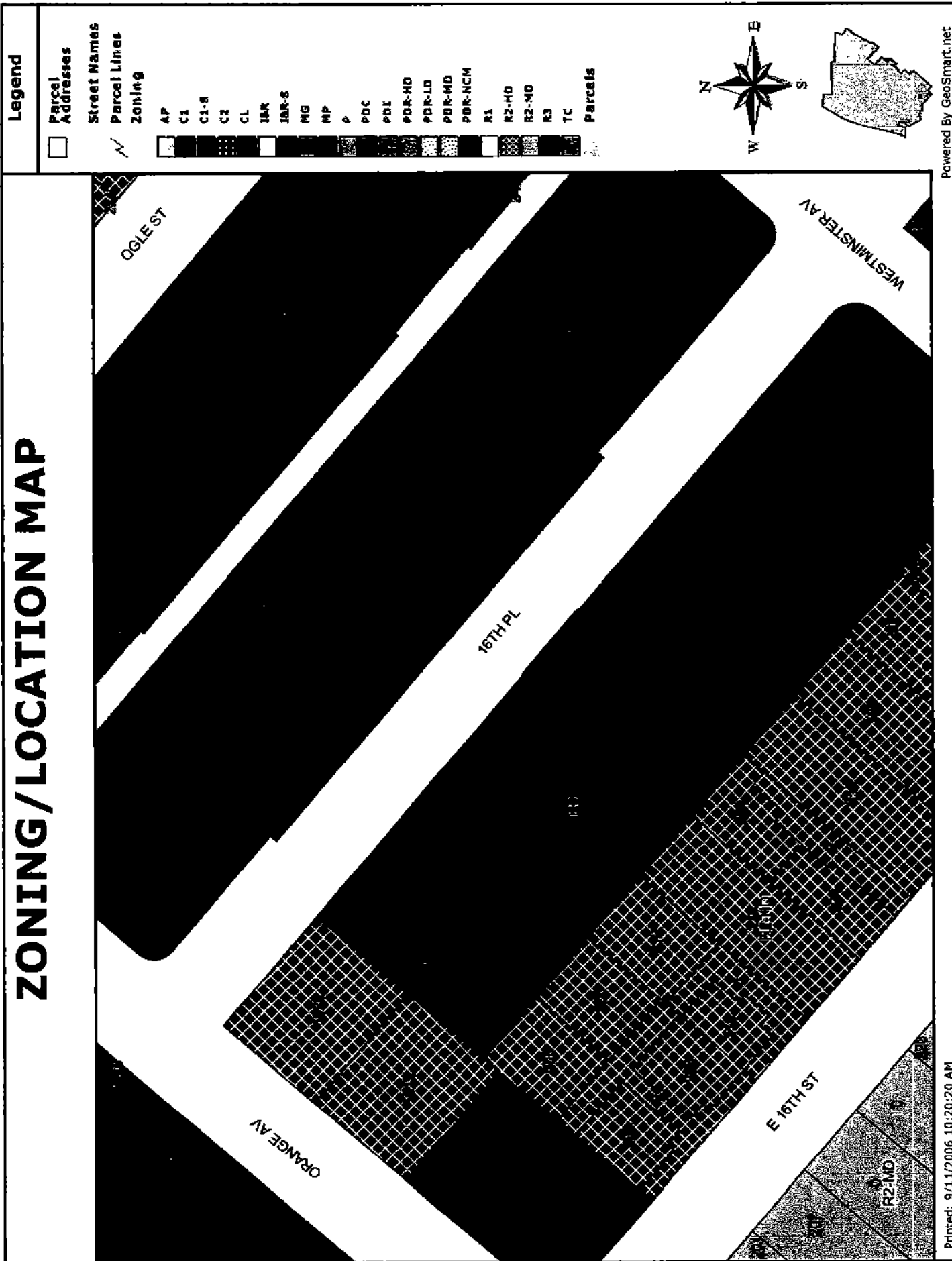
DESCRIPTION OF SPECIAL CIRCUMSTANCE —  
THE VARIANCE REQUEST IS FOR APPROVAL OF  
THE FOLLOWING ITEMS —

- ① "TANDEM" PARKING — IS PROPOSED AT THE EAST  
SIDE OF THE NEW HOME.
- ② A 2'0" PLANTER WIDTH IS PROPOSED ALONG THE  
EAST SIDE OF THE PROPERTY

IN RESPONSE TO #1: THIS SMALL R-3 PROPERTY IS  
ENCUMBERED BY THE PLACEMENT OF THE EXISTING  
HOME, WHICH WILL REMAIN, AND THE NARROWNESS OF  
THE LOT. THE PLACEMENT OF THE EXISTING HOME  
FORCES THE ACCESS DRIVE TOWARDS THE EAST  
SIDE; THE HOMES' DEPTH ON THE LOT PREVENTS  
THE OPTION OF PARKING BEHIND IT TO ANY GREATER  
EXTENT THAN SHOWN — TWO SPACES.

IN RESPONSE TO #2 — THE 2'0" PLANTER WIDTH IS  
A RESULT OF THE 2' CLEAR DIMENSION BETWEEN  
THE EXISTING HOME AND EASTERLY PROPERTY LINE.  
THAT DIMENSION CAN ACCOMMODATE THE PARKING  
SPACE AND DRIVEWAY SHOWN, BUT ONLY WITH A 2' PLANTER.  
ALSO, THE COVERED PARKING SPACE BEHIND THE EX-  
ISTING HOME NEEDS 25' OF BACK-UP/TURN-IN SPACE,  
NARROWING THE PLANTER AGAIN TO A 2' WIDTH.

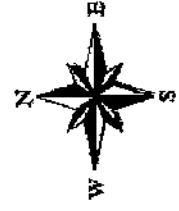
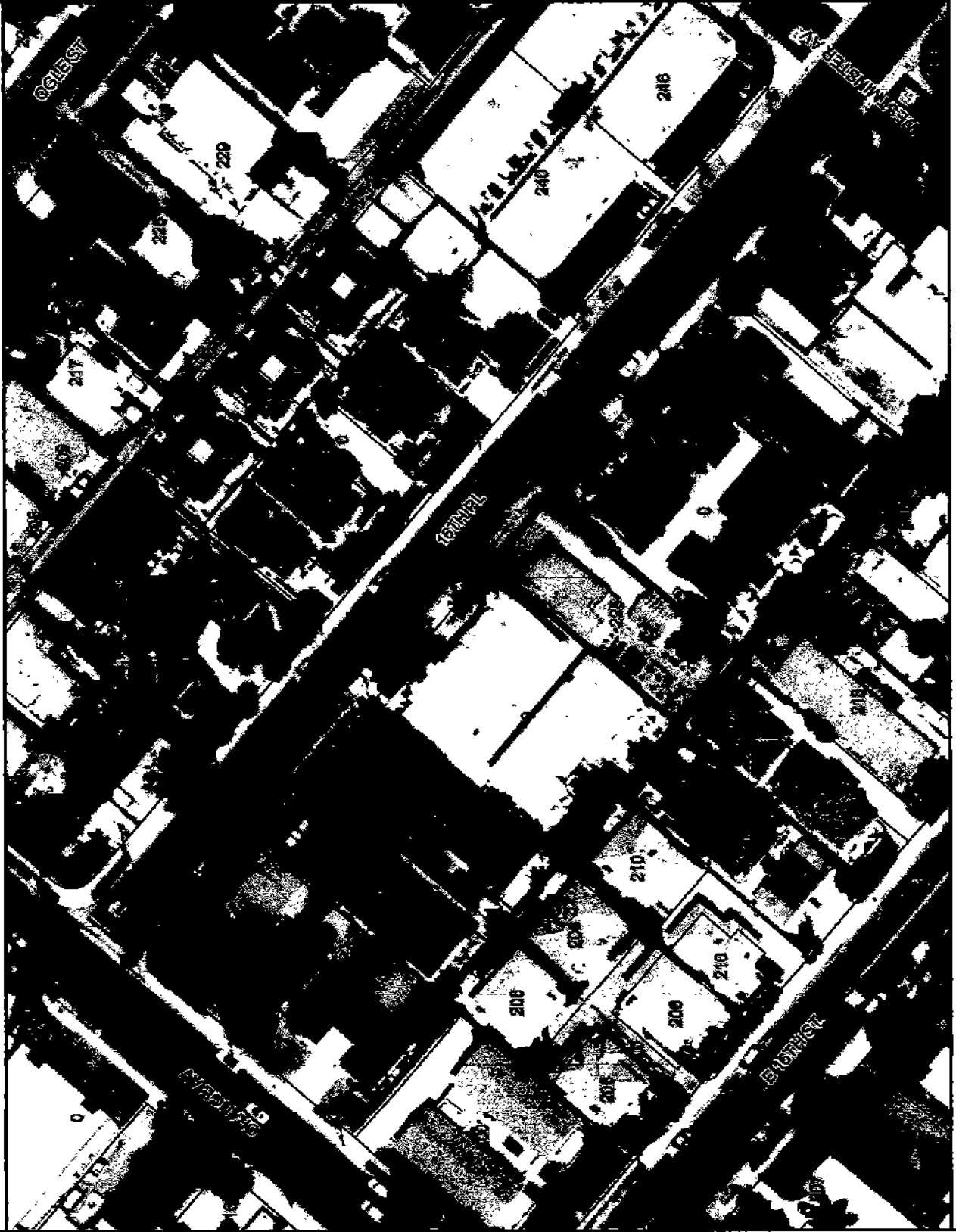
# ZONING/LOCATION MAP



# 225 16th Place

## Legend

- ☐ Parcel Addresses
- Street Names
- Parcel Lines
- Ortho Photography
- Parcels



24-9066  
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1.1	1.1
1.2	1.2
1.3	1.3
1.4	1.4
1.5	1.5
1.6	1.6
1.7	1.7
1.8	1.8
1.9	1.9
2.0	2.0

A NEW RESIDENCE FOR  
MR. & MRS. WADE TITF  
225 16TH PL.  
COSTA MESA, CA 92627

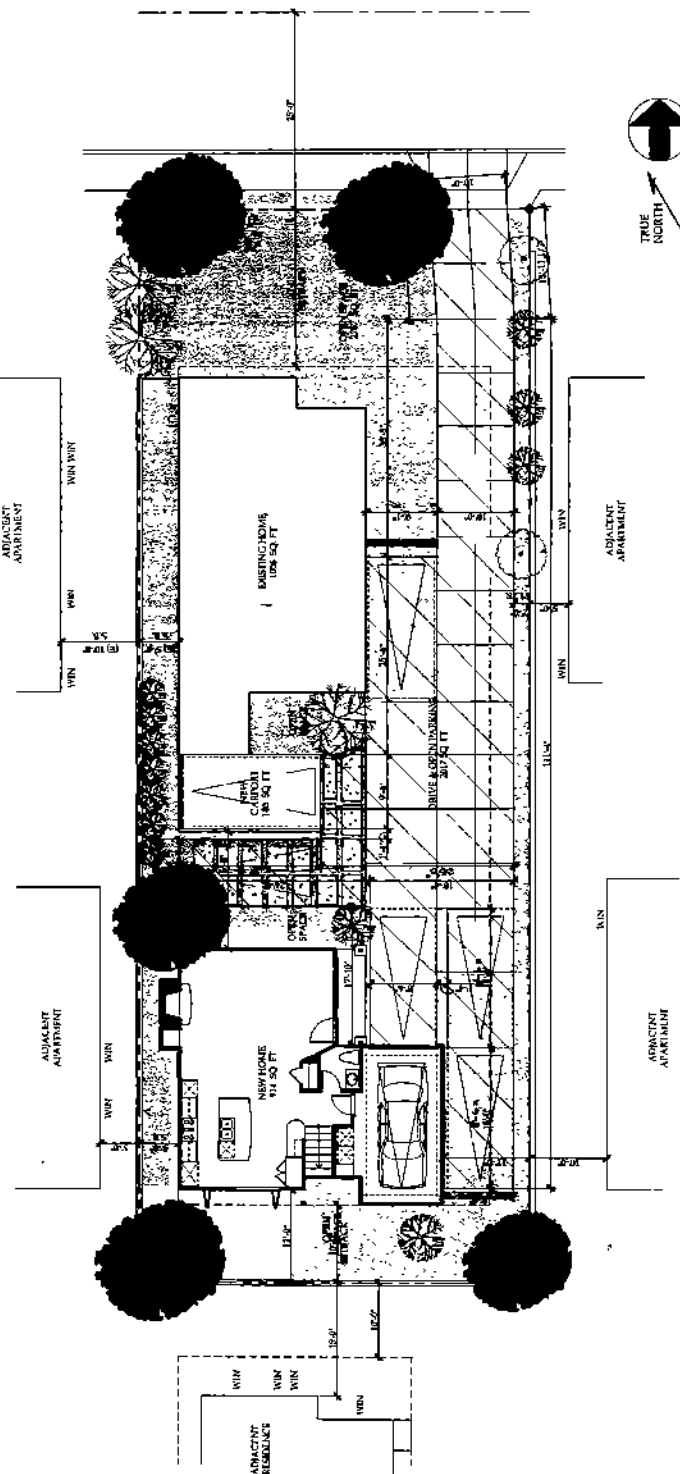
# SITE PLAN ROOF PLAN

BRADFORD C. SMITH, ARCHITECT  
(949) 631-3682 FAX: (949) 631-3685  
365 B OLD NEWPORT BLVD.  
NEWPORT BEACH, CALIFORNIA

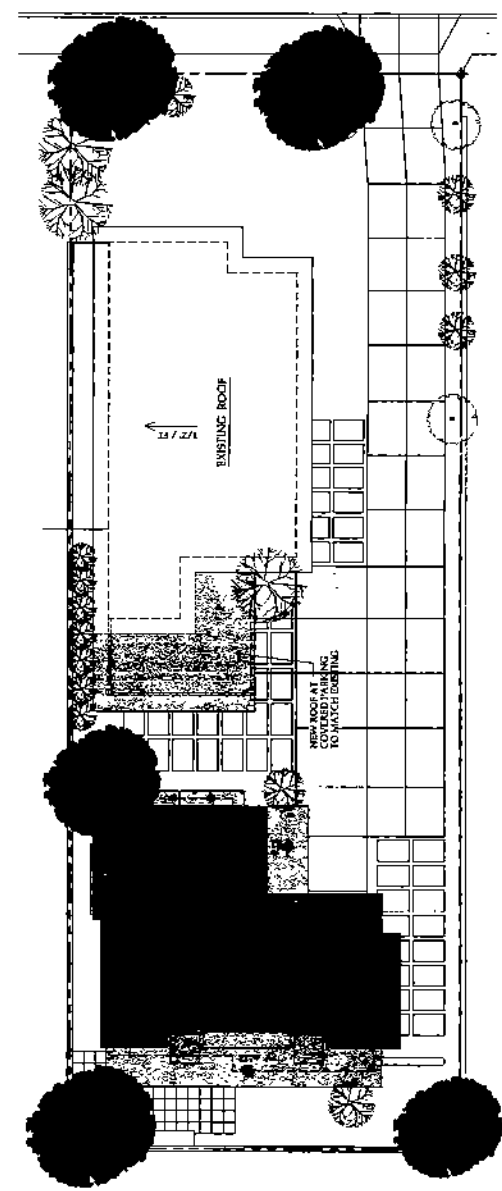
**SITE AREA TABULATION**

LOT AREA - 50,127.5	= 675 SQ. FT.
EXISTING HOME	= 106 SQ. FT.
NEW HOME & CARPORT	= 279 SQ. FT.
AREA OF BLDG. (INCL. CARPORT & CAR.)	= 385 SQ. FT.
EXISTING HOME	= 106 SQ. FT.
NEW HOME & CARPORT	= 279 SQ. FT.
TOTAL	= 385 SQ. FT.
AREA OF DRIVE	= 207 SQ. FT.
AREA OF DRIVE & OPEN PARKING (25%)	= 207 SQ. FT.
# OF DWELLING UNITS	2 BEDROOM — 1
	2 BEDROOM — 1
TOTAL	2
# OF OPENING SPACES	OPEN PARKING — 1
	CARPORT — 1
	GARAGE — 1
TOTAL	3

SITE PLAN



ROOF PLAN







24-06-42

12
11
10
9
8
7
6
5
4
3
2
1

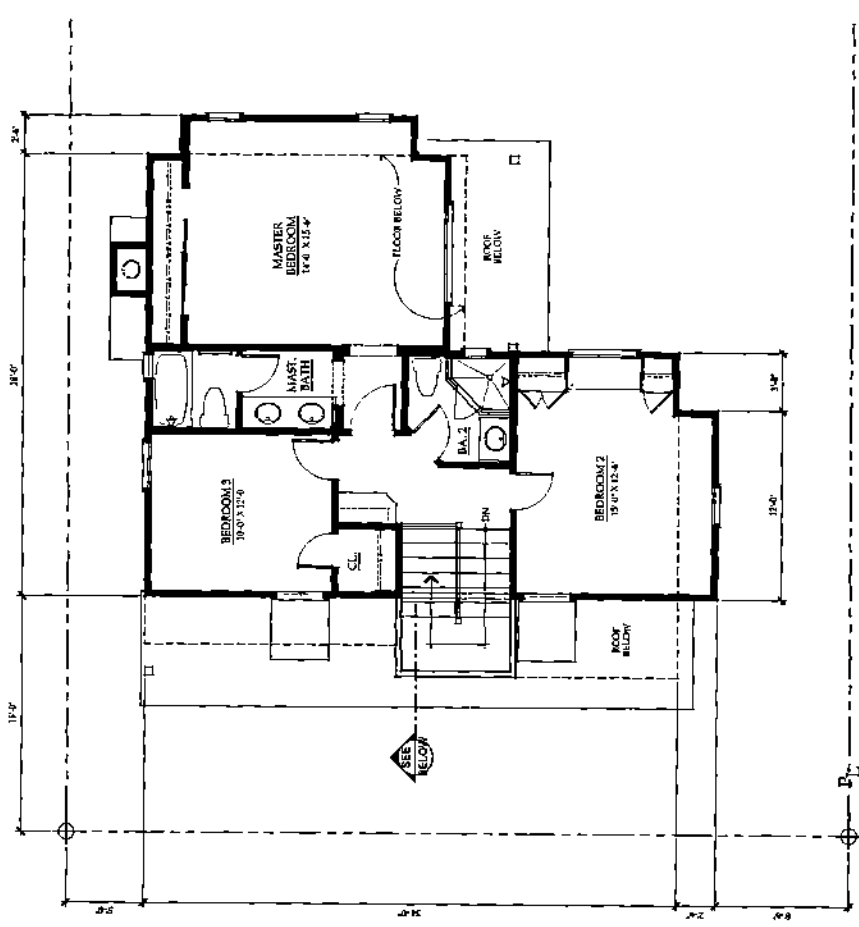
A NEW RESIDENCE FOR:  
 MR. & MRS. WADE TIFT  
 JOB ADDRESS:  
 225 16TH PL.  
 COSTA MESA, CA 92627

PRELIMINARY  
 FLOOR PLANS

BRADFORD C. SMITH, ARCHITECT  
 365 B. OLD NEWPORT BLVD.  
 NEWPORT BEACH, CALIFORNIA  
 (949) 631-3682 FAX: (949) 631-3685

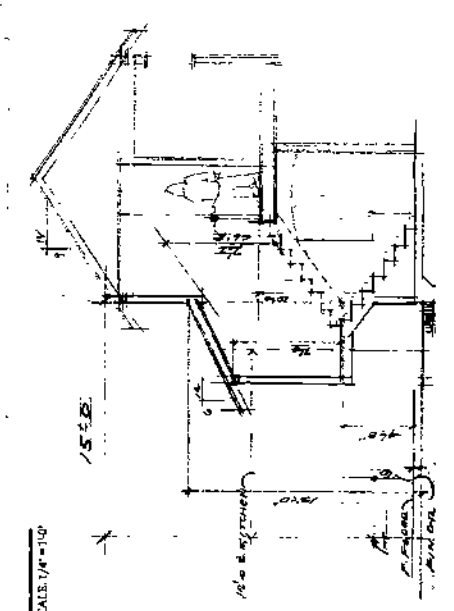
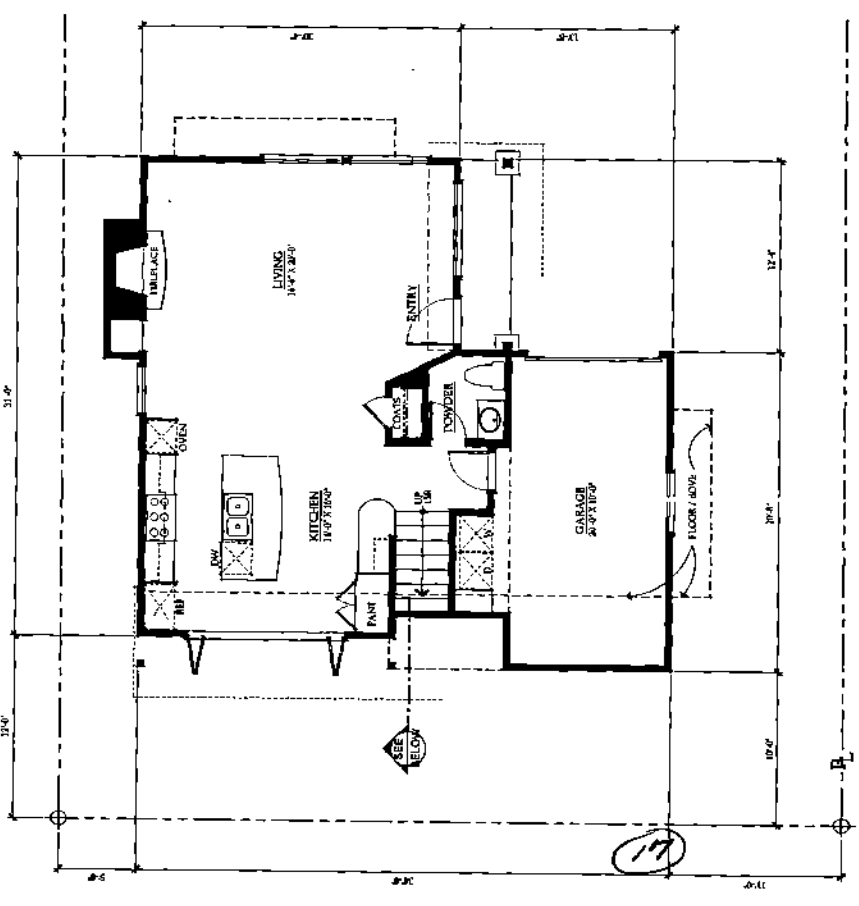
SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



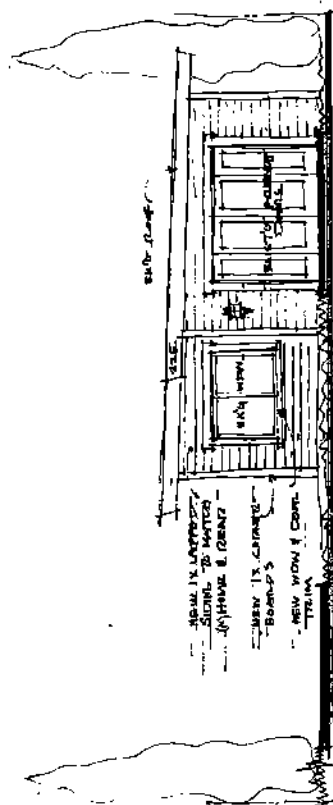
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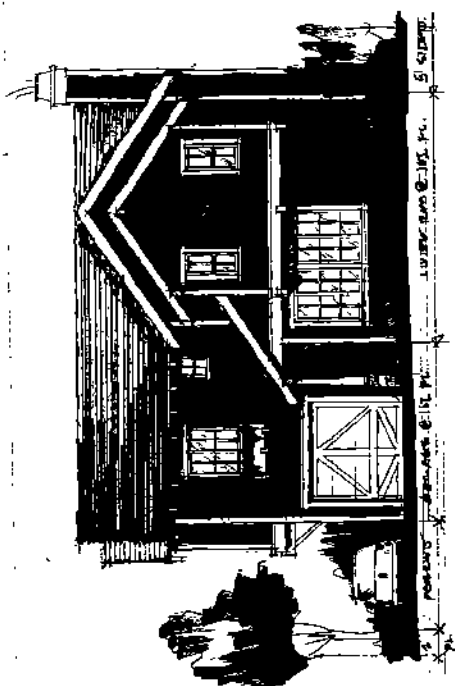
A NEW RESIDENCE FOR  
MR. & MRS. WADE TIFT  
JOB ADDRESS  
225 16TH PL.  
COSTA MESA, CA 92627

PRELIMINARY  
EXTERIOR ELEVATIONS

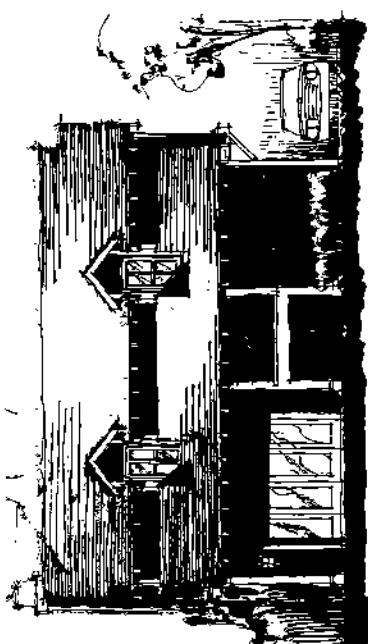
JEANFORD C. SMITH, ARCHITECT  
145-501-5182 FAX: (415) 631-5683  
3331 OLD NEWPORT BLVD.  
NEWPORT BEACH, CALIFORNIA



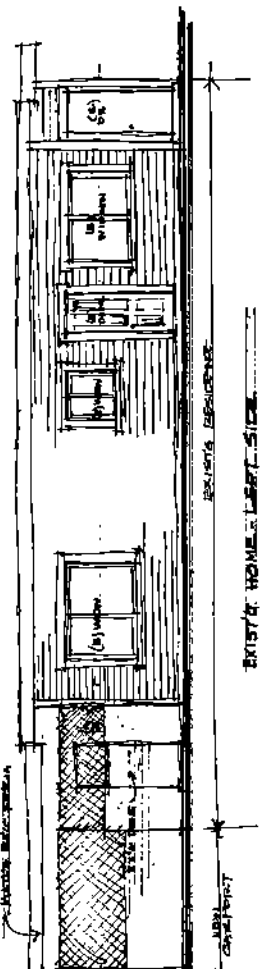
FRONT ELEVATION



FRONT ELEVATION



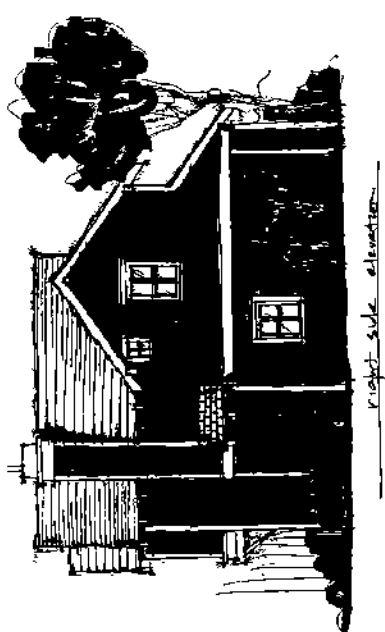
REAR ELEVATION



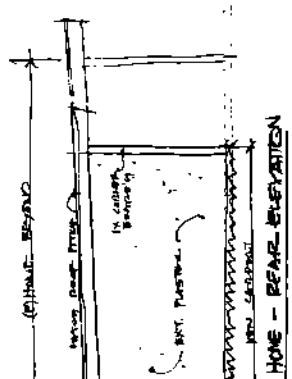
EXISTING HOME - LEFT SIDE



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION